



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 23, 2010

Commissioners Present

Sandra Bobowski
Temple Shannon
David Blatt
John Lupo, Jr.
Edwin Vargas, Jr.

Staff Present

Roger J. O'Brien
Kim Holden
Don Chapman
Jillian Hockenberry

Commissioners Absent

David Jorgensen, Alternate
Gerry Pleasant, Alternate

Chairperson Bobowski called the meeting to order.

I. Public Hearing

Chairperson Bobowski opened the public hearing.

a. 521 Wethersfield Avenue-Approval of location for used car dealer. Applicant-Payless of Hartford Inc.

Mr. Roger O'Brien stated that the application remains incomplete and that the applicant has agreed that it would be best to deny it without prejudice.

A resident at 23 Bliss Street stated that there is currently a used car dealership at that intersection and that it is known for selling drugs. She stated that her fear is that this application would implement an expansion of such activity. She also stated that the NRZ sent a letter of opposition because of all of the traffic congestion the business would cause.

Mr. O'Brien stated that 166-168 Franklin Avenue would be the only other public hearing going forward at the meeting. He stated that there are three other items on the published agenda but they have either been withdrawn or postponed.

b. 166-168 Franklin Avenue-Special Permit for offsite parking and conversion of a two family dwelling to a three family dwelling. Applicant-ADP Properties, LLC.

Mr. O'Brien read the legal notice. Commissioner Bobowski read the rules of conduct.

Principal Planner Don Chapman presented a summary of the application. He discussed the conditions of approval.

A discussion occurred between Mr. O'Brien and the Commissioners regarding the precedent of approving an application for work that had previously been done illegally.

Commissioner Vargas questioned why one of the conditions of approval was to remove the rectangular window and install a new one on the third floor. Mr. Chapman stated that it does not fit in with the character of the historic neighborhood.

Anthony Pinnone, the applicant, stated that all of the work done to the property had occurred over the past ten years by various contractors. He stated that he takes out permits for all the properties he owns. He stated that when he purchased the subject property, he did the proper procedures to make the third unit legal. He stated that he had gotten a zoning approval and thought he had taken all of the correct measures to do the work.

Mr. Chapman stated that the applicant had been granted a variance in 2002 to allow an office in the rear of the structure, and he had been granted zoning approval by the zoning division to do the work to convert the home into a three-family, including the installation of another staircase.

Commissioner Bobowski pointed out that Connecticut Light and Power installed two meters at the time because it was only a two family dwelling.

Mr. Pinnone stated that at the current time there are five meters installed with three for each unit, one for the owner and one for the office in the rear.

Mr. O'Brien stated that the issue before the Commission is if they are comfortable with the site plan and the conditions of approval.

A discussion occurred regarding the parking layout in the driveway. Commissioner Lupo, Jr. confirmed that the easements are permanent.

The public hearing was closed.

II. Regular Meeting

a. Consideration of the Public Hearing Items

i. 521 Wethersfield Avenue-Approval of location for used car dealer. Applicant-Payless of Hartford Inc.

On a motion made by Commissioner Blatt, and seconded by Commissioner Vargas, Jr., the application was denied without prejudice.

All of the Commissioners voted in favor of the motion.

ii. 166-168 Franklin Avenue- Special Permit for offsite parking and conversion of a two family dwelling to a three family dwelling. Applicant-ADP Properties, LLC.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the following motion was passed:

Whereas, The Planning and Zoning Commission has reviewed the application for the expansion of a two family residence to a three family residence at 166-168 Franklin Avenue; and

Whereas, The applicant also intends to provide required parking off-site on the adjoining property located at 170-172 Franklin Avenue; and

Whereas, The property is located in the B-3 district which allows the development of a neighborhood business and medium density residential development such as proposed; and

Whereas, The proposal is consistent with the City of Hartford's Plan of Conservation and Development; Therefore, Be It

Resolved: That the City of Hartford Planning and Zoning Commission hereby approves the Special Permit Application for the expansion of a two family residence into a three family residence at 166-168 Franklin Avenue; and an additional request to provide two required parking spaces off-site on the adjoining property located at 170-172 Franklin Avenue with the following conditions:

1. That a new window or windows be installed on the front third floor façade with white trim in keeping with the historical nature of the home.
2. That the applicant will provide easements to facilitate access to the property and parking.
3. That the applicant shows ten parking spaces on the site plan excluding the spaces in the driveway.

Resolved this Twenty-third day of February, two thousand and ten.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, and Vargas, Jr.

b. Site Plan Review

i. 54-56 Pliny Street-New construction of a single-family dwelling. Applicant-Habitat for Humanity. R-4 district.

Principal Planner Don Chapman presented a summary of the application. He discussed the conditions of approval.

Commissioner Lupo, Jr. confirmed that the front porch has a depth of six feet.

The applicant, Burt Mitchell, stated that the building department requires that there be lighting installed to the structure, however it is not shown on the plans and can be revised.

There was a discussion amongst the Commissioners regarding the parking layout and how parking spaces in the driveway are appropriate for a single family home.

Commissioner Shannon asked about adding more windows to the side elevation. Mr. Mitchell stated that it is difficult to do so because of the stairway located on that side of the house.

On a motion made by Commissioner Blatt, and seconded by Commissioner Vargas, Jr., the following resolution was passed:

Whereas: The Planning and Zoning Commission has reviewed a site plan application for the construction of a single family home at 54-56 Pliny Street; and

Whereas: The site plan meets all of the standards of the R-4 district with regard to density, frontage, and coverage, front, side, and rear yard setbacks; building height, and parking; and

Whereas: The proposed building is consistent with the City's Plan of Conservation and Development which calls for medium density residential development; and

Whereas: 54-56 Pliny Street is a substandard, legal record lot that existed before 1968 and is thereby non-conforming and suitable for development; and

Whereas: The plan shows adequate landscaping for the site; Now, Therefore, Be It

RESOLVED: That the Planning and Zoning Commission hereby approves the site plan for the construction of a single family home at 54-56 Pliny Street as shown on the layout plan entitled "Plot Plan, prepared for Habitat for Humanity, 54-56 Pliny Street, Hartford, Connecticut" dated 11-03-09, scale 1"=20', prepared by F.A. Hesketh and Associates, Inc., 6 Creamery Brook, East Granby, CT 06026, (GI-1) General Information, dated 11-03-09, (A-1.0) Foundation Plan, scale 1/4"=1'-0", dated 03-02-09, (A-1.1) First Floor Plan, scale 1/4"=1'-0", dated 11-03-09, (A-1.2) Second Floor Plan, dated 11-03-09, scale 1/4"=1'-0", (A-2.0) Front Elevation, scale 1/4"=1'-0", dated 11-03-09, (A-2.1) Right Elevation, dated 11-03-09, scale 1/4"=1'-0", (A-2.2) Rear Elevation, dated 11-03-09, scale 1/4"=1'-0", (A-2.3) Left Elevation, dated 11-03-09, scale 1/4"=1'-0", (A-3.0) Building Section, dated 11-03-09, scale 1/4"=1'-0", (A-3.1) Building Section, dated 03-02-09, scale 1/4"=1'-0", (A-3.2) Details, dated 11-03-09, scale 3/4"=1'-0" and 1 1/2"=1'-0", (A-4.0) First Floor Framing Plans and Details, dated 11-03-09, scale 1/4"=1'-0", (A-4.1) Second Floor Framing Plan, dated 11-03-09, scale 1/4"=1'-0", (A-4.2) Roof Framing and Truss Diagrams, dated 11-03-09, scale 1/4"=1'-0", all prepared by

Schoenhardt Architecture + Interior Design, 2 Tunxis Road, Suite 116,
Tariffville, Ct 06081, subject to the following conditions:

1. The applicant submits a site lighting plan
2. The applicant changes the home's roof pitch to reflect a 12:12 pitch

RESOLVED: This twenty-third day of February 2010

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, and Vargas, Jr.

c. CGS 8-24 Review

i. 315 Trumbull Street-Conversion of an airspace lease to a ground lease at the Hilton Hotel

Mr. O'Brien explained that the Council is asking for advisory comment from the Commission for an airspace lease that is being converted to a ground lease at the Hilton Hotel.

On a motion made by Vargas, Jr., and seconded by Commissioner Lupo, Jr., the CGS 8-24 Review was approved.

III. Minutes-January 26, 2010

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the minutes of January 26, 2010 were approved. All of the Commissioners voted in favor of the motion.

IV. New/Old Business

Mr. O'Brien stated that the Design Review Board had approved the Hartford Hospital parking garage and that the Commission would be seeing it on an upcoming agenda.

Mr. O'Brien stated that a public hearing date would have to be established for One City, One Plan. The Commission agreed to May 13, 2010 for the public hearing. Mr. O'Brien stated that between the 13th and the 25th the Commission would consider comments from the public hearing and then be scheduled to adopt the Plan on May 25, 2010.

V. Adjournment

Respectfully submitted,

Roger J. O'Brien, Secretary/Director